

073.0

0002

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
978,500 / 978,500

USE VALUE:

978,500 / 978,500

ASSESSED:

978,500 / 978,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
74		RIDGE ST, ARLINGTON	

OWNERSHIPUnit #:

Owner 1: ELLIS HEDRICK	
Owner 2: DONNELLY ANNIE	
Owner 3:	

Street 1: 74 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SCHMITTNEY MICHAEL C -

Owner 2: TAVERNA DANIELA -

Street 1: 74 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 11,710 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Aluminum Exterior and 2856 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11710		Sq. Ft.	Site		0	70.	0.66	12									539,912						539,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							46202
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

PREVIOUS ASSESSMENT										Parcel ID	073.0-0002-0003.A		!6144!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		LAST REV	
2020	101	FV	437,900	700	11,710.	539,900	978,500	978,500	Year End Roll	12/18/2019	Date		Time	
2019	101	FV	332,900	700	11,710.	501,300	834,900	834,900	Year End Roll	1/3/2019	12/10/20		20:57:06	
2018	101	FV	332,900	700	11,710.	501,300	834,900	834,900	Year End Roll	12/20/2017	Prior Id # 1:		Prior Id # 2:	
2017	101	FV	332,900	700	11,710.	439,600	773,200	773,200	Year End Roll	1/3/2017	Prior Id # 3:		Prior Id # 1:	
2016	101	FV	332,900	700	11,710.	401,100	734,700	734,700	Year End	1/4/2016	Prior Id # 2:		Prior Id # 3:	
2015	101	FV	324,600	800	11,710.	354,800	680,200	680,200	Year End Roll	12/11/2014	ekelly		6144	
2014	101	FV	305,100	800	11,710.	335,500	641,400	641,400	Year End Roll	12/16/2013	ASR Map:		Fact Dist:	
2013	101	FV	305,100	800	11,710.	319,300	625,200	625,200		12/13/2012	Reval Dist:		Year:	

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
SCHMITTNEY MIC	36159-531		8/19/2002		522,000	No	No								
STEINBERG ROBER	31520-199		6/20/2000		426,500	No	No								
	21377-545		8/1/1991		228,000	No	No	Y							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
1/28/2014	70	Renovate	55,450	O					10/9/2018	MEAS&NOTICE	BS	Barbara S			
8/9/1996	375		12,000					KITCHEN-FAMILY ROO	6/9/2014	External Ins	PC	PHIL C			
									3/6/2014	Info Fm Prmt	EMK	Ellen K			
									4/9/2009	Meas/Inspect	189	PATRIOT			
									1/6/2003	MLS	MM	Mary M			
									10/2/2000	MLS	MM	Mary M			
									11/3/1999	Mailer Sent					
									10/13/1999	Measured	243	PATRIOT			
									7/27/1993		CM				

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.26882 Total SF/SM: 11710 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 539,912 Spl Credit Total: 539,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH
Type:	6 - Colonial	Full Bath:	1	Rating:	Good	
Sty Ht:	2 - 2 Story	A Bath:		Rating:		
(Liv) Units:	1	3/4 Bath:		Rating:		
Foundation:	2 - Conc. Block	A 3QBth:		Rating:		
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Good	
Prime Wall:	3 - Aluminum	A HBth:		Rating:		
Sec Wall:		OthrFix:	1	Rating:	Average	
Roof Struct:	1 - Gable	Kits:	1	Rating:	Good	
Roof Cover:	1 - Asphalt Shgl	A Kits:		Rating:		
Color:	WHITE	Frl:	2	Rating:	Good	
View / Desir:		WSFlue:		Rating:		
GENERAL INFORMATION		CONDOS INFORMATION		REMODELING		RES BREAKDOWN
Grade:	C+ - Average (+)	Location:		Exterior:		No Unit
Year Blt:	1947	Eff Yr Blt:		Interior:		RMS
Alt LUC:		Alt %:		Additions:		BRS
Jurisdct:	G15	Fact:	.	Kitchen:		FL
Const Mod:		Name:		Baths:		
Lump Sum Adj:				Plumbing:		
INTERIOR INFORMATION		DEPRECIATION		Electric:		
Avg Ht/FL:	STD	Phys Cond:	GD - Good	Heating:		
Prim Int Wall:	2 - Plaster	Functional:		General:		
Sec Int Wall:		Economic:		Total:	18.6	
Partition:	T - Typical	Special:				
Prim Floors:	3 - Hardwood	Override:				
Sec Floors:	1 - Carpet	Total:	18.6			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int Vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:

del:

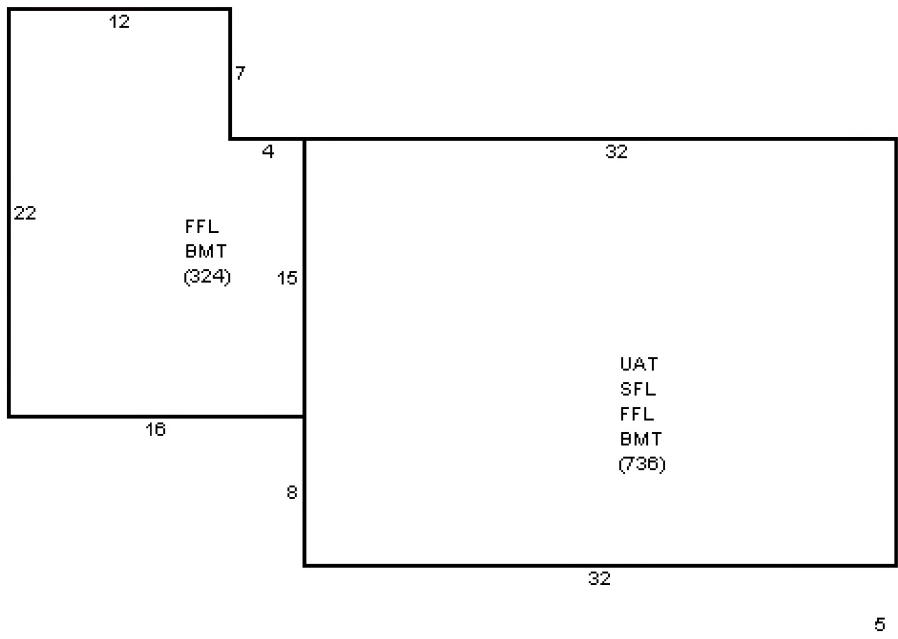
Serial #:

PARCEL ID 073.0-0002-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1 16X12	A	AV	2004	4.20	T	12	101			700			700
2	Frame Shed	D	Y	1 10X8	A	AV	2007	0.00	T	9.6	101						

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,060	100.580	106,614	BMT	100	GFB	100	G	
FFL	First Floor	1,060	152.390	161,536						
SFL	Second Floor	736	152.390	112,161						
UAT	Upper Attic	184	60.960	11,216						
Net Sketched Area:		3,040	Total:	391,527						
Size Ad	1796	Gross Are	3592	FinArea	2856					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

